

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

CASE NO. _____ Council District _____
Related Case: _____ Atlas Pg; Bk; Ref. No. _____
PROJECT DESCRIPTION: _____

COMMUNITY PLAN: _____ DOES NOT CONFORM/QUAD: _____
Land Use indicated: _____ Vacancy Factor _____%

CLEARANCE REQUIRED:
Seismic Study Area/Hillside Grading Area/Ecologically Important Area
Archaeological/Paleontological/Historical/Coastal Zone/Sta. Monica Mtn. Zone
Air/Major Street/Housing/Flood (Map # _____) State Clearing House/SCAG
OFFICE USE ONLY - ABOVE DOUBLE LINE

TO BE COMPLETED BY APPLICANT - PLEASE TYPE OR PRINT
PROJECT ADDRESS: 1414 West 190th Street Community Harbor Gateway District
Between Western Avenue and Normandie Avenue
APPLICANT'S NAME: Vestar Development Co. Phone 562/403-4624
Address 12731 Towne Center Dr., Suite 1 City Cerritos, CA 90703
(zip code)

If applicable
AGENT'S COMPANY: Latham & Watkins Phone 213/485-1234
CONTACT PERSON: Lucinda Starrett/Dale Neal
Address 633 W. 5th St., Suite 4000 City Los Angeles, CA 90071
(zip code)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other alteration.

- A. 2 Vicinity Maps (8-1/2" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area circled.
- B. 2 Radius Maps (1" = 100' scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. 2 Plot Plans showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. Application - a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. Pictures - two or more pictures of the project site showing walls, trees and existing structures.

ENVIRONMENTAL ASSESSMENT
APPROVED BY: _____
DATE: _____

APPLICATION ACCEPTED BY: _____
RECEIPT NO. _____ DATE: _____

CP-1204 (02/02/93)

EAF1

- I. Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Actions being requested include a General Plan Amendment and a Zone Change for a 27.51 acre area. A hotel development is proposed on a 2.26 acre lot within the subject area at which Site Plan Review Findings are being requested for the hotel.

II. Existing Conditions:

- A. Project Site Area GPA/ZA Area = 27.51 acres
Hotel Lot Net and 2.26 acres Gross Acres
- B. Existing Zoning M3-1
- C. Existing Use of Land Former aerospace manufacturing recently cleared.
- D. Existing General Plan Heavy Industrial Requested General Plan Neighborhood/office comm.
- E. Number One type Industrial Manufac. and age + 46 yrs. old of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: _____ and average rent _____
Is there any similar housing at this price range available in the area? If yes, Where _____

- F. Number -0-, Trunk Diameter _____ and type _____ of existing trees.

- G. Number -0-, Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan).

- H. Slope: State percent of property which is:

<u>X</u> Less than 10% slope	If slopes over 10% exist, a topographic map will be required. Over 50 acres - 1"=200' scale is okay
_____ 10-15% slope	
_____ over 15% slope	

- I. Check the applicable boxes and indicate the condition on the Plot Plan:
There are () natural or man-made drainage channels, () rights-of-way and/or () hazardous pipelines crossing or immediately adjacent to property.
(X) None of the above.

- J. Grading: (specify the total amount of dirt being moved)

X 0-500 cu. yds.
_____ if over 500 cu. yds. indicate amount of cu. yds.

- K. Import/Export: Indicate the amount of dirt being imported -0- or exported -0- * currently anticipated to be necessary

*

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other alteration.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____
Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ ft.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(include Plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other alteration.

- A. Type of use General Commercial Retail and Hotel
- B. Total number of square feet of floor area _____ for commercial plus 52,473 for hotel
- C. Number of units if hotel/motel 122
- D. Number of stories Hotel - 3, height 45 ft.
- E. Total number of parking spaces provided: Hotel-172 Other Comm. Retail per code req.
- F. Hours of operation 24/day Days of operation 7/week
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project Parking Lot and Walkway Lighting, shielded as
(Include Plan for shielding light from adjacent uses, if available) appropriate.
- I. Number of employees per shift Estimated to be 5-10 (hotel)
- J. Number of students/patients/patrons Approximately 100-150 (hotel)
- K. Describe security provisions for project Security lighting, hardware & personnel.
- L. Percent of total project proposed for: Building 53% (hotel)
Paving 22-27% (hotel)
Landscaping 10-15% (hotel)

Note: Project-specific information such as number of employees and patrons, landscaping, etc. is currently only known for hotel project. Other specific projects within GPA/ZC area have yet to be proposed.

EAF3

- V. Stationary Noise Clearance - A clearance may be necessary certifying the project's equipment (i.e., air conditioning) complies with City Noise Regulations.

Some projects may require a noise study. The EIR staff will inform those affected by this requirement.

VI. Selected Information:

- A) Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

W. 190th Street, along north side of GPA/ZC Area

Normandie Avenue, along east side of GPA/ZA Area

Interstate 405 - approximately 600 ft. north of GPA/ZC Area

- B) Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

- C) Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**

Day 7 am - 10 pm _____

Night 10 pm - 7 am _____

VII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

See Harbor Gateway Center FEIR (EIR 96-0090SUB)

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher
Union Pacific Engineering
Santa Fe Train Master

629-6569
725-2313
267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, THOMAS A. OVERMAN
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: [Signature]
Owner

Signed: _____
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: [Signature]
Notary

Signed: _____
Notary

Subscribed and sworn to before me

Subscribed and sworn to before me

this 25 day of Sept., 19 97

this _____ day of _____, 19 ____

(NOTARY or CORPORATE SEAL)

(NOTARY)



* If acting for a corporation, include capacity and company name.

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